

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/20 Wells Road Seaford VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/20 Wells Road Seaford VIC 3198	\$395,000	02-Mar-21
12/8-12 Bainbridge Avenue Seaford VIC 3198	\$405,000	19-Feb-21
11/8-12 Bainbridge Avenue Seaford VIC 3198	\$415,000	21-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Darren Dowel
P 97810088
M 0402 066 436
E darren.dowel@Aquire.re



3/20 Wells Road Seaford VIC 3198

Sold Price

^{RS} **\$395,000** Sold Date **02-Mar-21**

 2  1  1

Distance **0.01km**



12/8-12 Bainbridge Avenue Seaford VIC 3198

Sold Price

\$405,000 Sold Date **19-Feb-21**

 2  -  -

Distance **0.35km**



11/8-12 Bainbridge Avenue Seaford VIC 3198

Sold Price

\$415,000 Sold Date **21-Jan-21**

 2  1  1

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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